

Staff
Summary
Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 39
Meeting Date: 01/11/01

SUBJECT: EL DORADO CROSSING #SGF-2000.74

PREPARED BY: DeeDee (D²) Kimbrell, Planner I (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

q-j

BRIEF: This is the second public hearing for El Dorado Crossing for an Amended General and Final Plan of Development at 710 and 760 West Elliot Road.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **EL DORADO CROSSING** (Ron Barness, property owner) who wish to develop 2 retail buildings one of 7,274 s.f and one of 10,382 s.f. located at 760 and 710 West Elliot Road respectively. The following approval is requested from the City of Tempe:

#SGF-2000.74 An Amended General and Final Plan of Development for El Dorado Crossing consisting of 2 retail buildings, one of 7,274 s.f. and one of 10,382 s.f. for a total of 17,656 s.f. building area on 2.5 acres located at 710 and 760 West Elliot Road.

Variance:

Reduce the required side yard setback from 40' to 5' for Parcel 2.

Document Name: 20010111devsrh12

Supporting Documents: Yes

SUMMARY: The applicant is requesting an Amended General and Final Plan of Development for Parcels 1 and 2 of El Dorado Crossing. The applicant wishes to develop 2 retail buildings one of 7,274 s.f. and one of 10,382 s.f. building on 2.5 acres located at 710 and 760 West Elliot Road west of the existing Sonic Drive-In restaurant. Also requested is a variance to reduce the side yard setback from 40' to 5' for Parcel 2. With conditions, staff supports the project, and to date, no public input has been received. Planning Commission approved this proposal by a 7-0 vote on their consent agenda, at their meeting on November 14, 2000. **Note: The first public hearing for this request was held on December 14, 2000.**

RECOMMENDATION: Staff – Approval
Public – None to date

ATTACHMENTS:	1	List of Attachments
	2-3	History & Facts / Description
	4-5	Comments
	5-6	Reasons for Approval / Conditions of Approval
	7	Location Map
	8	4 th Amended General Plan of Development
	9	Overall Site Plan
	10	Site Plan - Parcel 1
	11	Floor Plan - Parcel 1
	12	Elevations - Parcel 1
	13	Conceptual Landscape Plan - Parcel 1
	14	Site Plan - Parcel 2
	15	Floor Plan - Parcel 2
	16	Elevations - Parcel 2
	17	Conceptual Landscape Plan - Parcel 2
	18	Letter of Explanation/Intent
	19	3 rd Amended General Plan of Development

HISTORY & FACTS:

1972. Tempe's General Plan indicated most of the land on both sides of Elliot west of the Western Canal as light industrial, including the subject site.
1978. Tempe's General Plan indicated most of the southwest corner of the City (bounded by the two branches of the Western Canal) as light industrial, including the subject parcel.
- September 9, 1982. City Council adopted Ordinance 991 annexing the subject site, along with approximately 80 acres on the west side of Kyrene to the north.
- March 17, 1983. Tempe's General Plan was amended by the Southwest Tempe Development Plan, which established a Growth Node bounded by the Western Canal, Elliot, Priest and the I-10 Freeway, within which the City hoped to locate a regional mall. High density residential, with a limit of 5,500 units, was encouraged in this area; this limit was justified by constraints on the City's sewer service capacity, which has since been removed by construction of the South Tempe Water Reclamation facility.
- May 17, 1985. Council rezoned 41 acres including the subject property from AG to IBD at the north west corner of Kyrene Road and Elliot Road.
- February 16, 1989. General Plan 2000 was adopted, showing Growth Node for most of the Southwest Overlay District west of Kyrene, including the subject parcel. This designation was not changed in the regular amendment that became effective in May, 1992, but the amendment modified language concerning the mix of uses in the Growth Node.
- October 13, 1994. City Council approved a General Plan 2000 amendment to reflect 18 acres of commercial along with PCC-1 zoning and a General Plan of Development for Canyon Springs Shopping center consisting of 150,300 s.f. on 17.5 acres at the NWC of Elliot and Kyrene.
- June 8, 1995. City Council approved the request by El Dorado Holdings, Inc. for a zoning change from PCC-1 and IBD to I-1 for 18.045 net acres.
- December 18, 1997. City Council adopted Tempe's General Plan 2020. The new General Plan designates the subject property as Commercial: Retail.
- February 26, 1998 City Council approved an Amended General Plan of Development for El Dorado Crossings.

<u>April 14, 1998.</u>	City Council approved an Amended General and Final Plan of Development for Parcel 4 which included an approval for a 3-story, 139 guestroom extended stay hotel, including a use permit to allow a residential hotel with kitchen facilities. The approval was made subject to 13 conditions.
<u>February 23, 1999.</u>	Planning Commission, as part of their consent agenda (4-0 vote) approved the request of Sonic Drive-In for an Amended General Plan of Development for El Dorado Crossing and a Final Development Plan for Parcel 3, consisting of 1,383 s.f. restaurant building with a use permit and variance to allow the restaurant parking canopies to encroach into the side yard setbacks, subject to conditions.
<u>March 3, 1999.</u>	The Design Review Board, as part of their consent agenda (6-0 vote) approved the site and landscaping plans, as well as the building elevations for Sonic Drive-In for Parcel 3 of El Dorado Crossing, subject to conditions.
<u>April 8, 1999.</u>	City Council approved an Amended General Plan of Development for El Dorado Crossing consisting of 12,483 s.f. of total building area on 3.11 net acres and a Final Plan of Development for Parcel 3, for a Sonic Drive-In Restaurant, consisting of 1,383 s.f. of building area on .77 net acres, including a use permit to allow a drive-in restaurant in the PCC-1 Zoning District and a variance to allow restaurant parking canopies to encroach into side yard setbacks along the east and west property lines.
<u>November 14, 2000.</u>	Planning Commission approved an Amended General and Final Plan of Development for El Dorado Crossing consisting of 2 retail buildings for a total of 17,656 s.f. building area on 2.5 acres, including a variance to reduce the required side yard setback from 40' to 5' for Parcel 2.
<u>December 14, 2000.</u>	The City Council held their first public hearing for this request.

DESCRIPTION:

Owner – RBI, Ron Barness
 Applicant – Andrews Design Group, James Lloyd
 Architect – Donald Andrews Jr.
 Existing zoning – PCC-1

El Dorado Crossing – Amended General Plan of Development
 (Parcels 1, & 2)
 Total site area – 2.50 acres
 Total building area – 17,656 s.f.
 Lot coverage – 20%
 Total parking required – 130 spaces
 Total parking provided – 133 spaces
 Landscaping – 20%

Parcel 1 – Retail / Restaurant
 Site area – 1.30 acres
 Building area – 7,274 s.f.

Lot coverage – 13%
Parking required – 78 spaces
Parking provided – 81 spaces
Landscaping – 28%

Parcel 2 – Retail / Restaurant

Site area – 1.20
Building area – 10,382 s.f.
Lot coverage – 20%
Parking required – 52 spaces
Parking provided – 52 spaces
Landscaping – 20%

COMMENTS: In October 1994, the City Council approved a zoning change on this property from IBD, Industrial Buffer District to PCC-1, Planned Commercial Center District. Then in October 1995, the City Council approved an Amended General Plan of Development for El Dorado Crossings consisting of six parcels including three restaurants, an AM/PM convenience store with gas pumps, a research & development building and a 360 room hotel, all on approximately 18 acres. From this approved plan, only the Am/PM convenience store has been built. In the spring of 1998, the Council once again approved an amendment to the El Dorado Crossing development plan by granting a use permit for a 3-story, 139-guestroom extended stay hotel, for Parcel 6. The applicant was Suburban Lodge Hotel and has not yet been constructed. On April 8, 1999, Council approved the 3rd Amended General Plan and Final Plan of Development for Parcel 3 for a Sonic fast food drive-in restaurant.

In this particular application the applicant is requesting a 4th Amended General and Final Plan of Development for Parcels 1 and 2 of El Dorado Crossing. The applicant wishes to develop 2 retail buildings one of 7,274 s.f. and one of 10,382 s.f. building on 2.5 acres located at 710 and 760 West Elliot Road immediately west of the existing Sonic Drive-In restaurant. The proposed changes shall include new site layouts that will contain retail centers with sufficient parking to accommodate some restaurant use in each. Also requested is a variance to reduce the side yard setback from 40' to 5' for Parcel 2. This variance would take place along an interior property line for the center and there are no other buildings located near the property line on the adjacent site. Staff believes that this variance should not have any detrimental effects to the El Dorado Crossing area or surrounding properties and is technical in nature due to its existing subdivision layout. With conditions, staff supports the project, and to date, no public input has been received. Planning Commission approved this proposal by a 7-0 vote on their consent agenda, at their meeting on November 14, 2000.

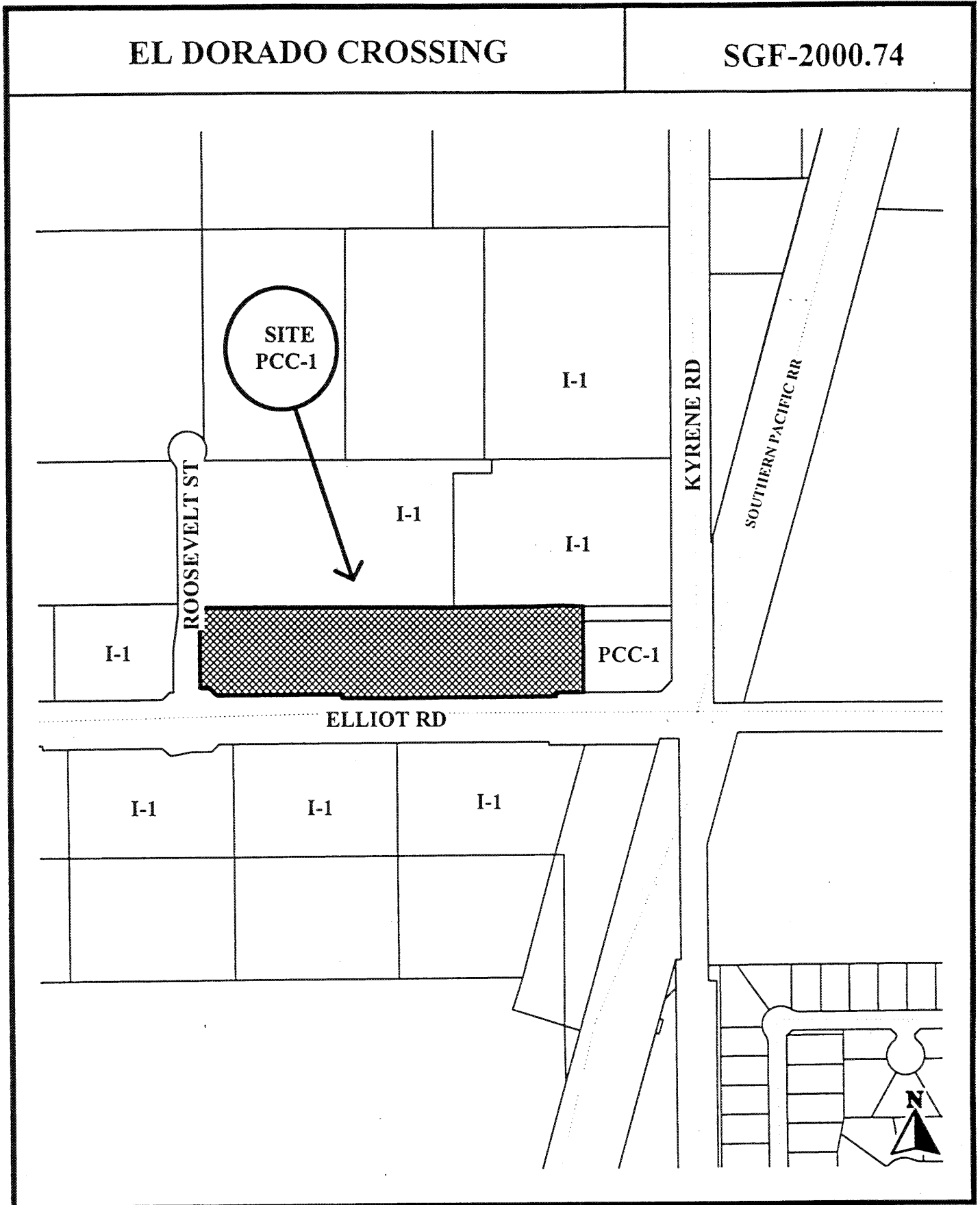
**REASON(S) FOR
APPROVAL:**

1. The proposed amendment and use appears to be consistent with previously recorded development plans for El Dorado Crossings.
2. As proposed, final development details for Parcels 1 & 2 appear compatible and consistent with nearby developments. Site circulation and cross access details appear to function efficiently with future and existing parcels.
3. Proposed variance request appears to pass required ordinance tests and should not be a detriment to surrounding areas.

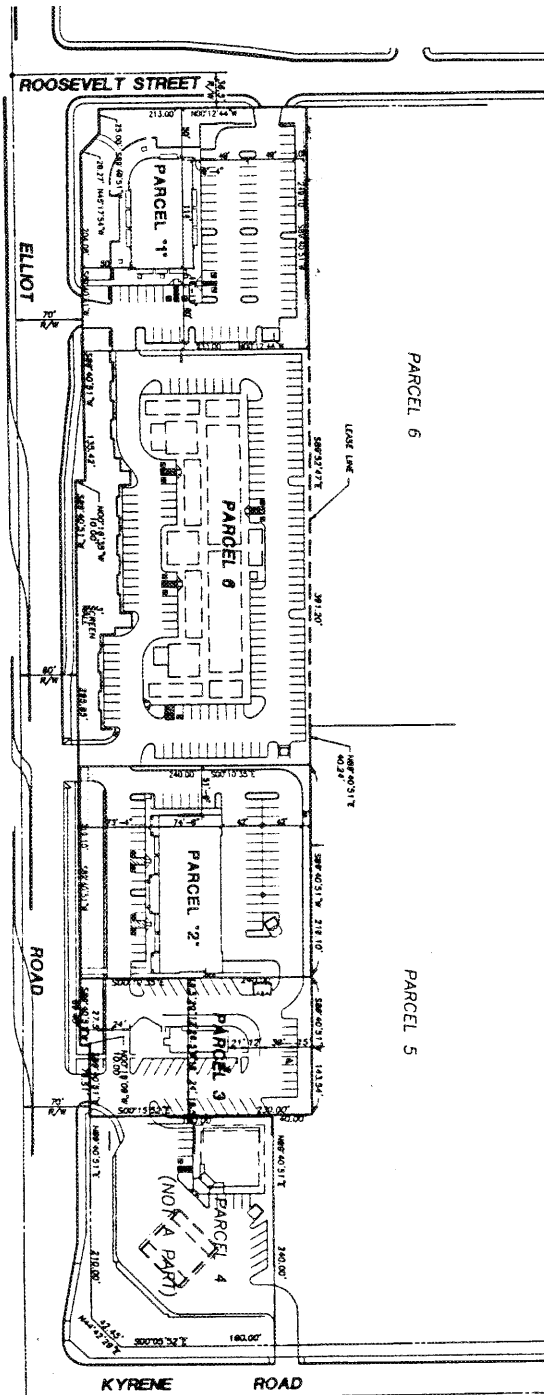
**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.

- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- 3. Should the property be subdivided, the owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
- 4. No variances may be created by future property lines without the prior approval of the City of Tempe.
- 5. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variance(s) shall be deemed null and void.
- 6. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
- 7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
- 8. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
- 9. This Amended General and Final Plan of Development shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorders' Office through the City of Tempe's Development Services Department. Details of the document format shall be reviewed by the Planning Division staff within Development Services prior to recordation by the Maricopa County Recorder. Failure to record the plan within one year of Council approval shall make the plan null and void.



EL DORADO CROSSING
 FOURTH AMENDED GENERAL PLAN OF DEVELOPMENT
 FOR EL DORADO CROSSING AND
 FINAL PLAN OF DEVELOPMENT
 FOR PARCEL 1 AND PARCEL 2
 TEMPE, ARIZONA



GENERAL SITE PLAN



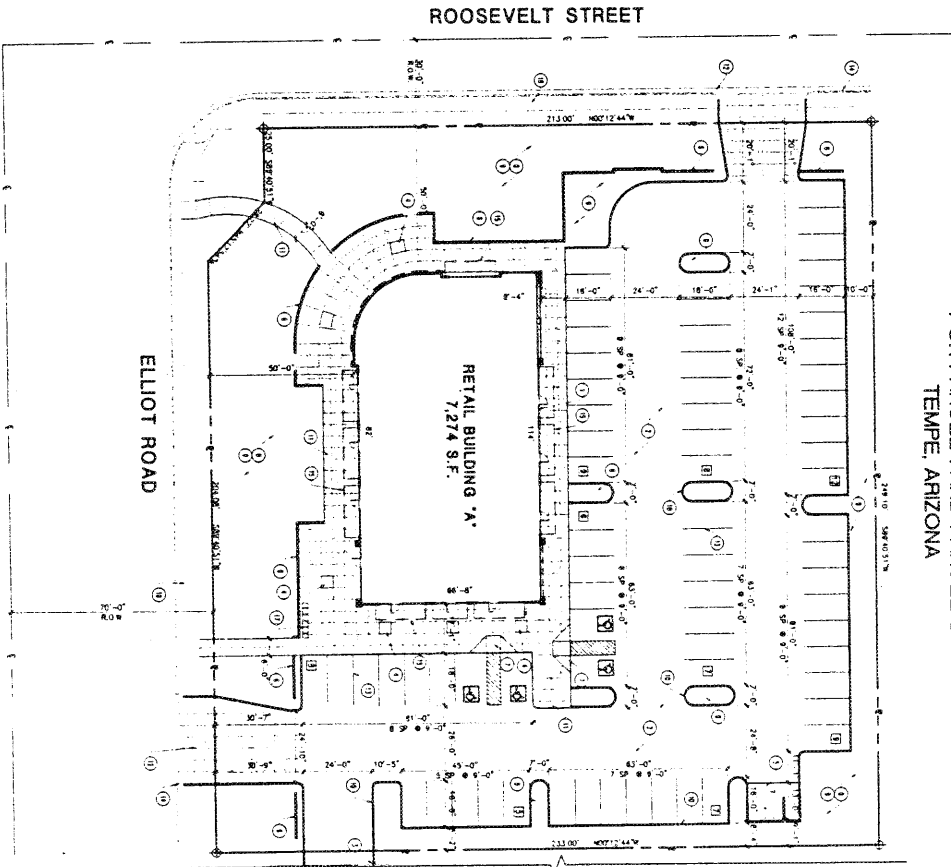
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 SET. 2000.74

EL DORADO CROSSING
 FOURTH AMENDED GENERAL PLAN
 AND FINAL PLAN OF DEVELOPMENT
 FOR PARCEL 1 AND PARCEL 2



Andrews Design Group Inc.

EL DORADO CROSSING
FOURTH AMENDED GENERAL PLAN OF DEVELOPMENT
FOR EL DORADO CROSSING AND
FINAL PLAN OF DEVELOPMENT
FOR PARCEL 1 AND PARCEL 2
TEMPE, ARIZONA



SITE PLAN
SCALE: 1"=20'



OCT 17 2000

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PARCEL "1"
SITE PLAN

KEYNOTES

1. NEW RECORD
2. ADHOC FORMS, ONE A.B.C.
3. ADHOC FORMS WITH EXISTING FORMS
4. VIEW PLANTS
5. MASTER ENROLLMENT
6. J.C. OF NEW EXCELLENCE WALL
7. RATES
8. LABORATORY DATA
9. INFORMATION AIDS
10. G.C. CODE CHART
11. G.C. CODE SLIDE ON A.B.C.
12. CODE CHARTS OF PLANT ESTABLISHMENT
13. TYPING TELLING PLANT SPECIES
14. NEW CLAMP OUT FROM NEW PLANT
15. COUNTRY AIDERS
16. EXISTING SCHEDULE
17. BOTTLED WATER (16 oz.)

PROJECT DATA

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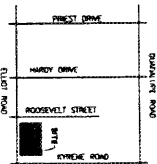
OWNER

LEXON DEVELOPER SERVICES
6629 N. 12TH ST. STE. 203
PHOENIX, ARIZONA 85014
PHONE : 602-277-1495
FAX : 602-277-0055
CONTACT : DEAN BARNES

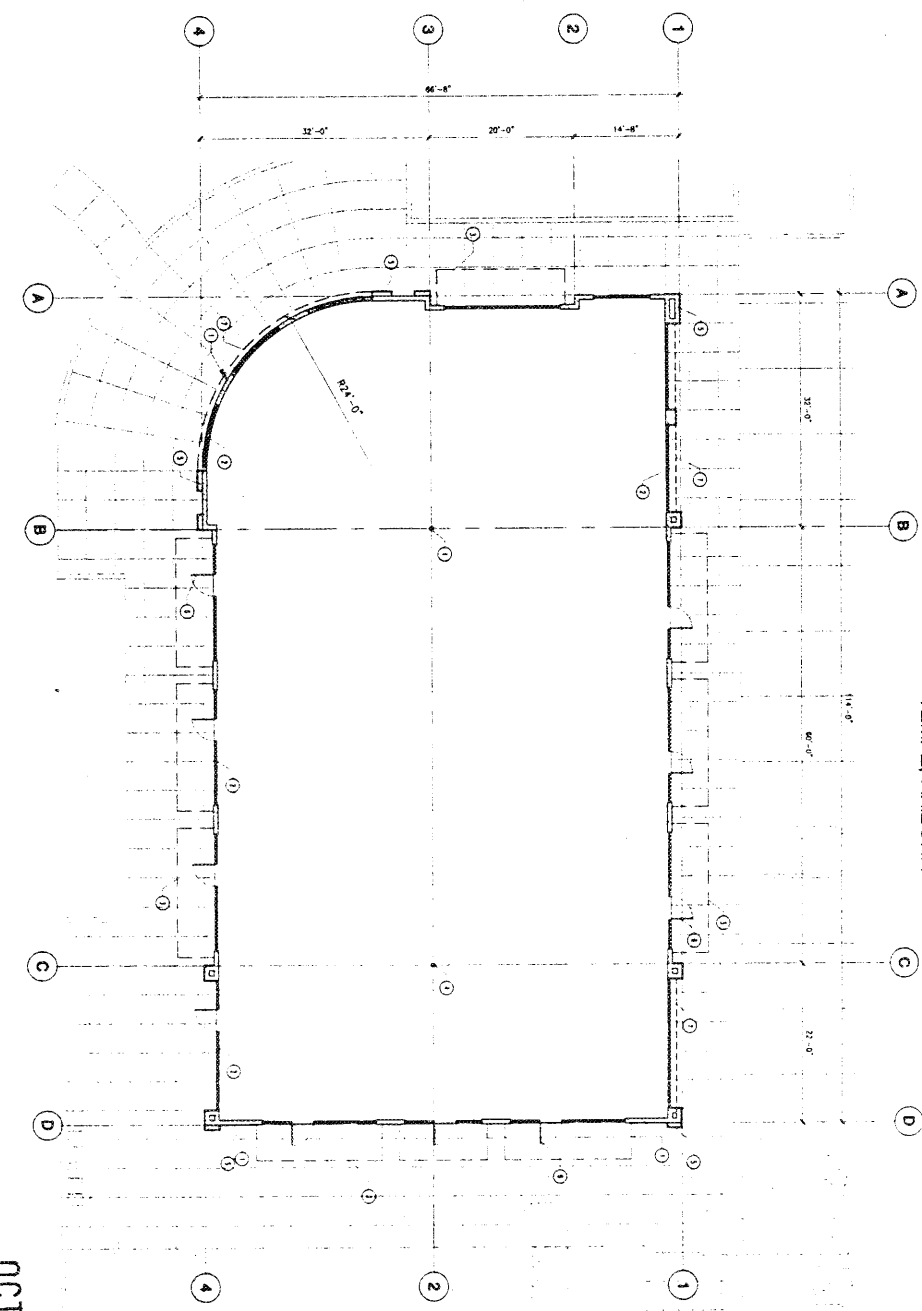
ARCHITECT

ANDREWS DESIGN GROUP
1425 W. SOUTHERN AVE. 100
TENT. ARIZONA 85282
PHONE 480-894-5144
FAX 480-894-4444
CONTACT: JIM LLOYD

VICINITY MAP



EL DORADO CROSSING
FOURTH AMENDED GENERAL PLAN OF DEVELOPMENT
FOR EL DORADO CROSSING AND
FINAL PLAN OF DEVELOPMENT
FOR PARCEL 1 AND PARCEL 2
TEMPE, ARIZONA



FLOOR PLAN

KEY NOTES

1. EXISTING WALL, SEE EXISTING ELEVATION
2. NEW EXTERIOR WALL
3. NEW GLASS FRONT
4. EXIST. CORNER
5. EXISTING WALLS
6. DOOR
7. LINE OF EXTERIOR MOUNT

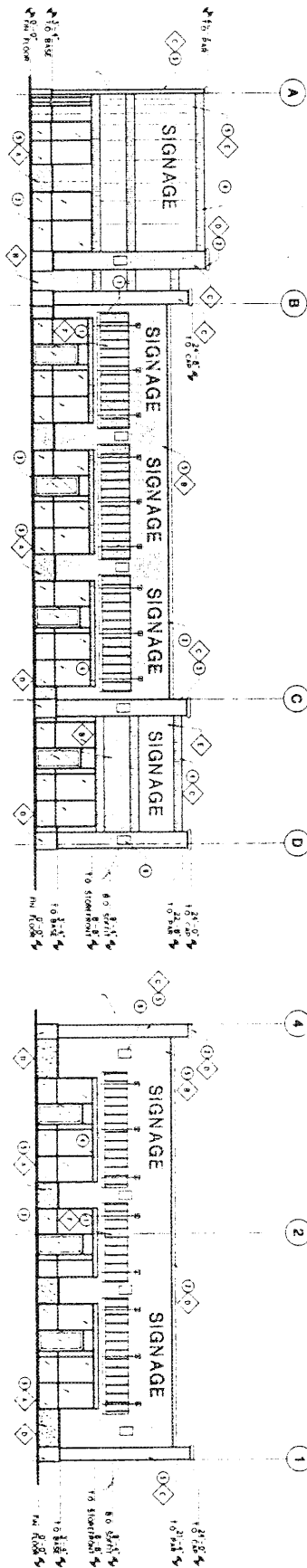
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PARCEL 1
FLOOR PLAN
EL DORADO CROSSING
FOURTH AMENDED GENERAL PLAN
AND FINAL PLAN OF DEVELOPMENT
FOR PARCEL 1 AND PARCEL 2
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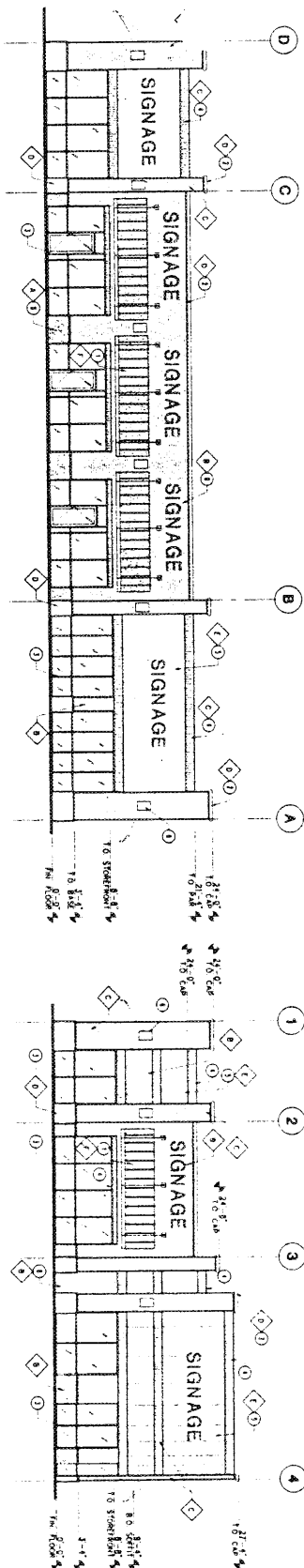


EL DORADO CROSSING
FOURTH AMENDED GENERAL PLAN OF DEVELOPMENT
FOR EL DORADO CROSSING AND
FINAL PLAN OF DEVELOPMENT
FOR PARCEL 1 AND PARCEL 2
TEMPE, ARIZONA



NORTH ELEVATION

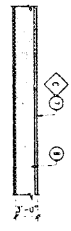
EAST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

SCREEN WALL ELEVATION



KEY NOTES

1. FINISHED WITH GRASS
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FINISH SCHEDULE

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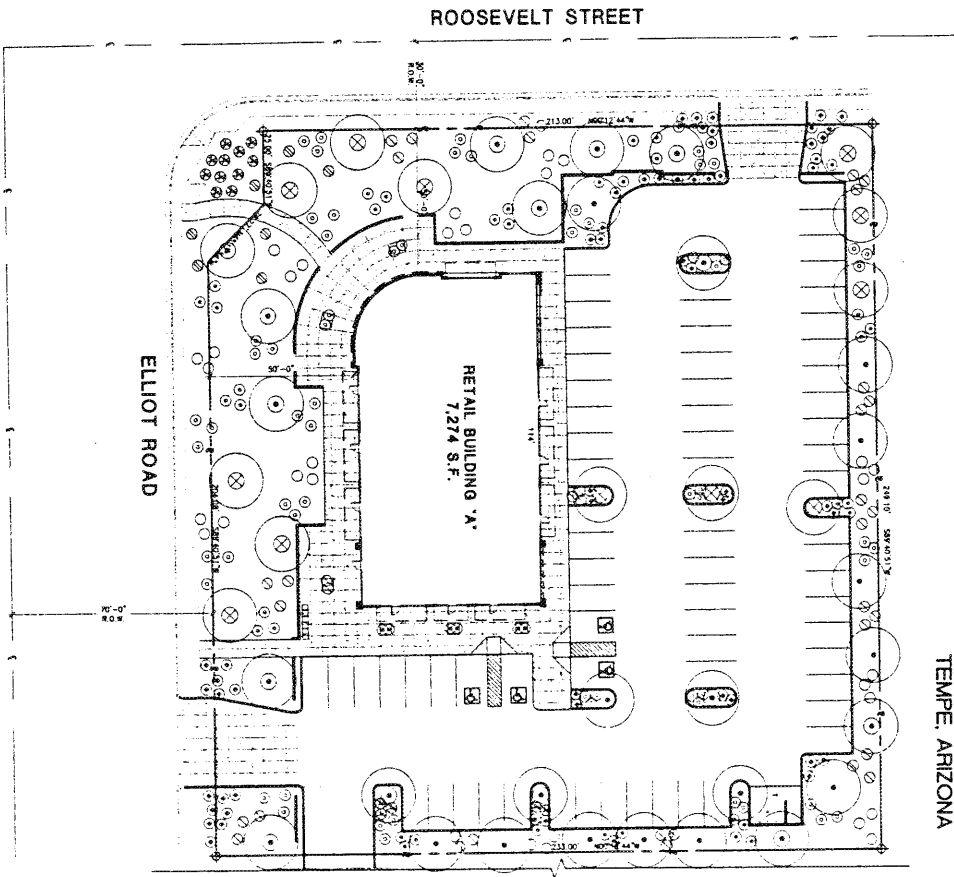
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PARCEL 1
EXTERIOR ELEVATIONS
FOR PARCEL 1 AND PARCEL 2

D-4-00



EL DORADO CROSSING
FOURTH AMENDED GENERAL PLAN OF DEVELOPMENT
FOR EL DORADO CROSSING AND
FINAL PLAN OF DEVELOPMENT
FOR PARCEL 1 AND PARCEL 2
TEMPE, ARIZONA

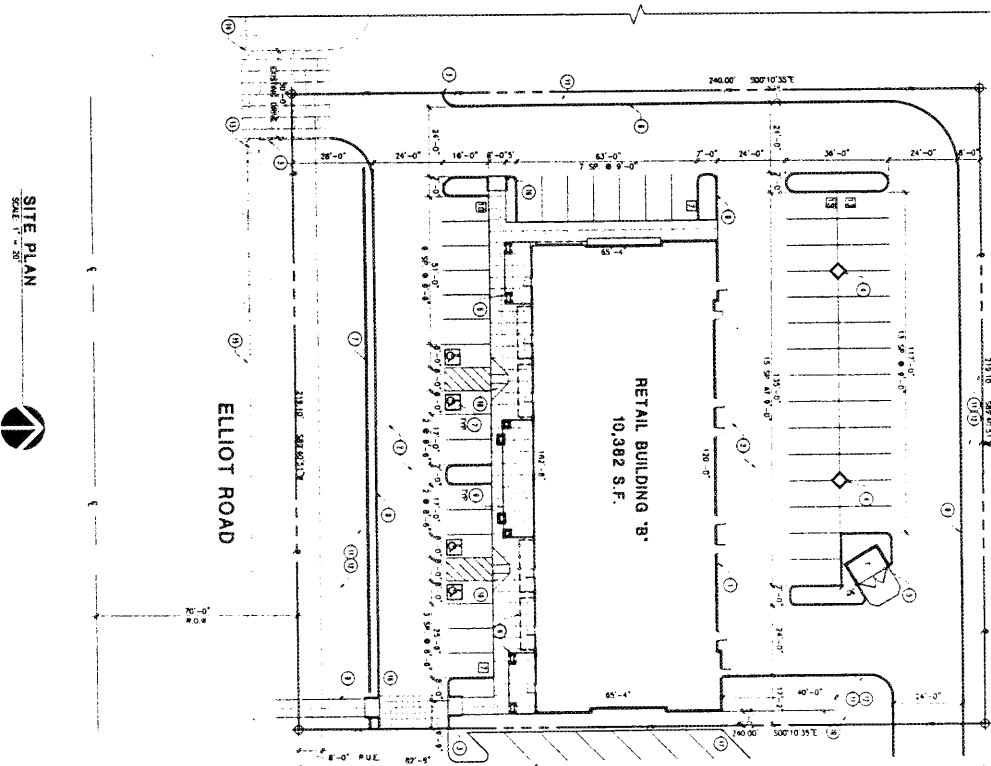


LANDSCAPE PLAN
SCALE: 1"=20'
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PLANT LIST			
SYMBOL	Botanical Name	Common Name	Qty / Size
1	BEES	SWIFT ACACIA	10 12' / 7.5 GA
2	WAXY SHAUB	SWIFT ACACIA	10 12' / 7.5 GA
3	PROSPERITY CACTUS	ORANGE MESQUITE	10 12' / 7.5 GA
4	AGAVE	AGAVE	10 12' / 7.5 GA
5	SHRUBS	ORANGE MESQUITE	10 12' / 7.5 GA
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EL DORADO CROSSING
FOURTH AMENDED GENERAL PLAN
AND FINAL PLAN OF DEVELOPMENT
FOR PARCEL 1 AND PARCEL 2
LANDSCAPE PLAN
SCALE: 1"=20'
N
OCT 17 2000
66F-2000.74
1425 W. SOUTHERN AVE. #10-A, TEMPE, ARIZONA 85282 (480) 844-3344 FAX (480) 844-3444
D-4-00

EL DORADO CROSSING
FOURTH AMENDED GENERAL PLAN OF DEVELOPMENT
FOR EL DORADO CROSSING AND
FINAL PLAN OF DEVELOPMENT
FOR PARCEL 1 AND PARCEL 2
TEMPE, ARIZONA



SITE PLAN
SCALE: 1" = 20'



OCT 17 2000
44F.2000.7
PARCEL 2
SITE PLAN

PARCEL #2
SITE PLAN

EL DORADO CROSSING
FOURTH AMENDED GENERAL PLAN
AND FINAL PLAN OF DEVELOPMENT
FOR PARCEL 1 AND PARCEL 2

FD-4-000

KEYNOTES

1. NEW BLOOD
2. SPINAL FLUID: CSF: A.B.C.
3. ALAR: NEW BLOOD: NEW DISEASE: DISEASE: NEW PLASMA
5. BLOOD: DISEASE: DISEASE
6. CORD: BLOOD
7. 3-7: NEW BLOOD: NEW BLOOD
8. CORD: BLOOD
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PROJECT DATA

[illegible]

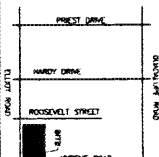
OWNER

LEXON DEVELOPER SERVICES
6829 N. 12TH ST. STE. 203
PHOENIX, ARIZONA 85014
PHONE : 602-277-1495
FAX : 602-277-0055
CONTACT : DEAN BARNES

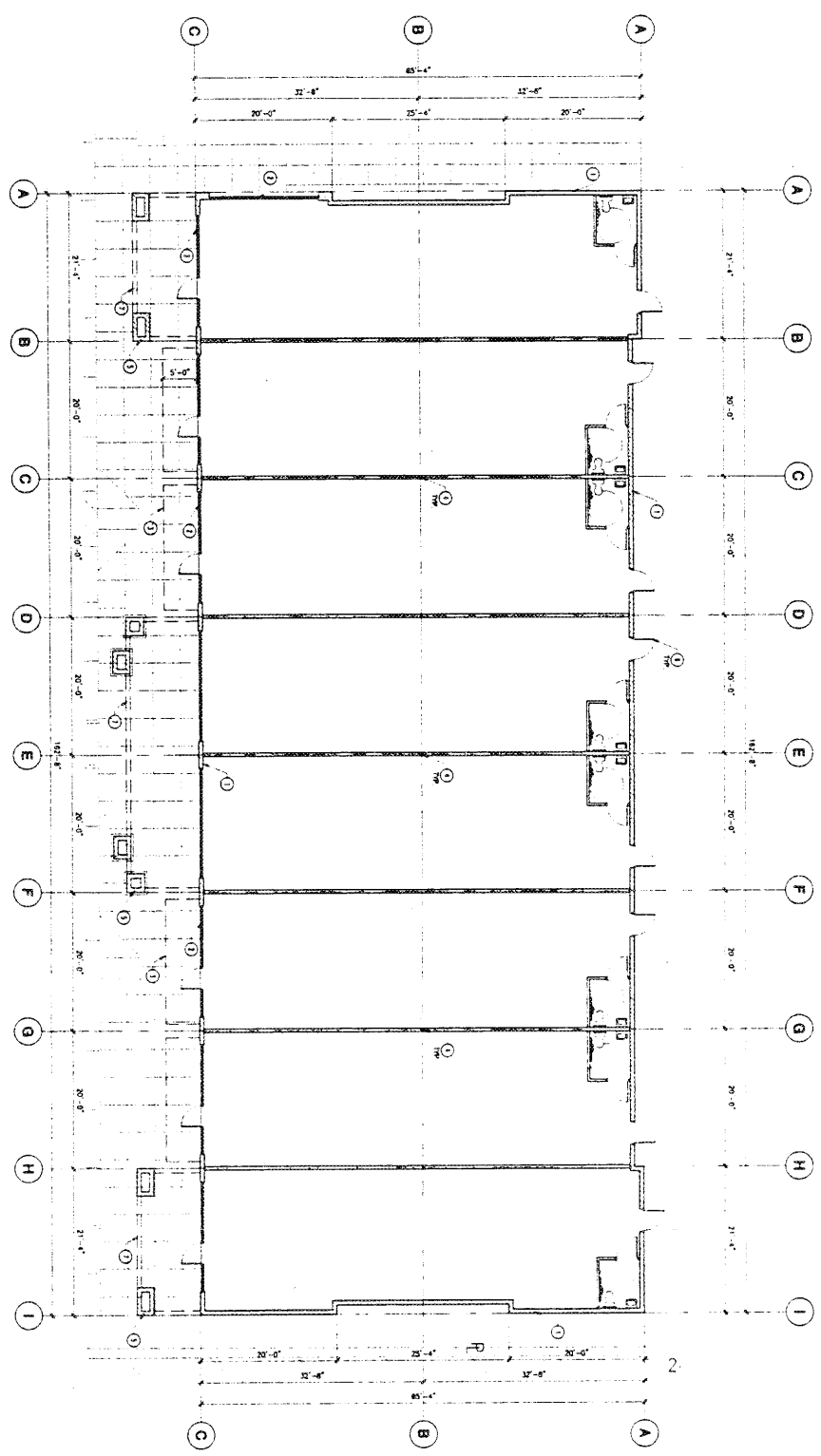
ARCHITECT

ANDREWS DESIGN GROUP
1425 W. SOUTHERN AVE., 100
TUCUPE, ARIZONA 85782
PHONE : 480-894-3344
FAX : 480-894-4444
CONTACT : JIM LLOYD

VICINITY MAP



EL DORADO CROSSING
 FOURTH AMENDED GENERAL PLAN OF DEVELOPMENT
 FOR EL DORADO CROSSING AND
 FINAL PLAN OF DEVELOPMENT
 FOR PARCEL 1 AND PARCEL 2
 TEMPE, ARIZONA



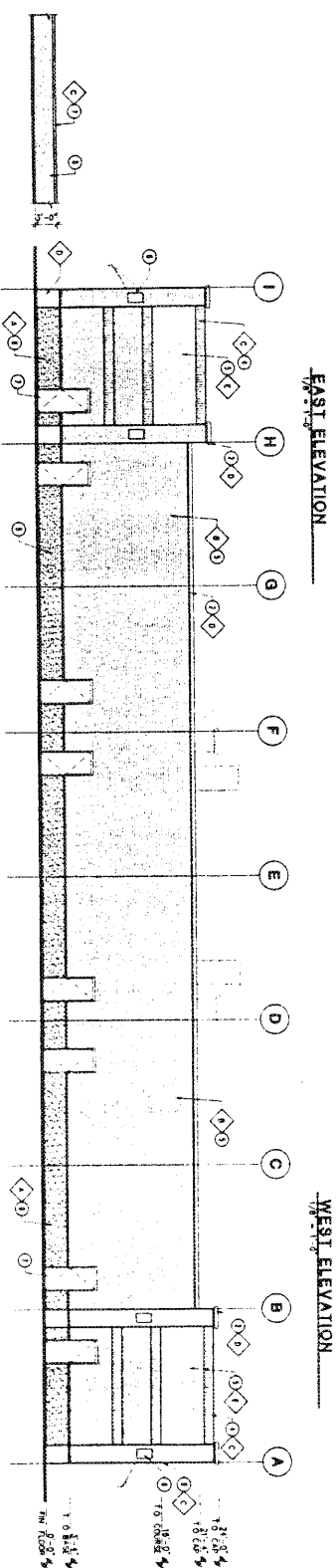
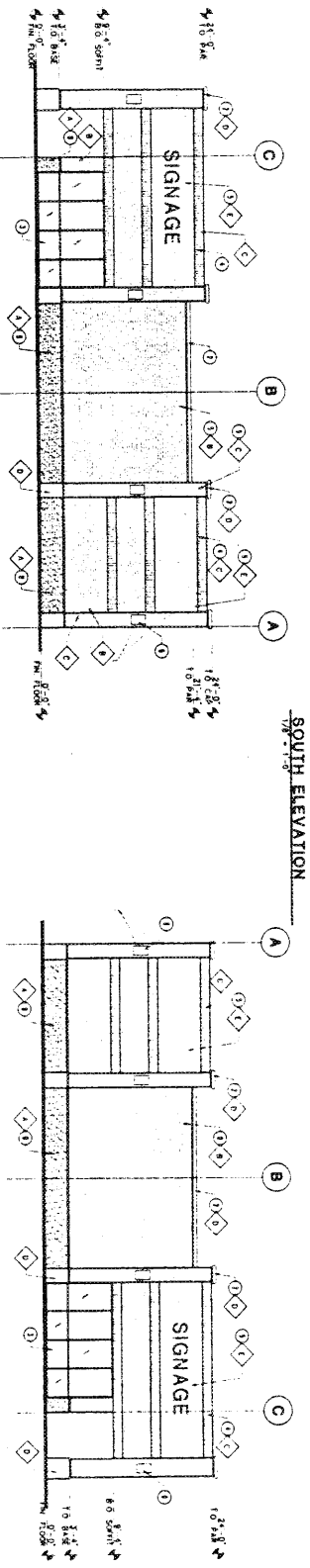
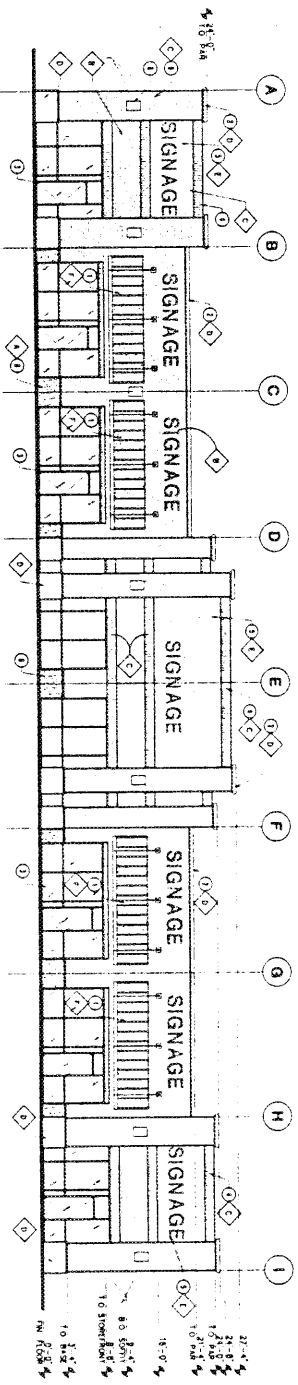
FLOOR PLAN 'B'

KEY NOTES

1. WOODWAY WALL
2. STORMWATER SYSTEM
3. METAL CURBING
4. STEEL COLLARS
5. WOODWAY COLLARS
6. WOODWAY CORNER WITH BRICK
7. CEMENT DRIVE

NOT 1'7 2MM
 SET 2000.74
 PARCEL '2'
 FLOOR PLAN
 EL DORADO CROSSING
 FOURTH AMENDED GENERAL PLAN
 AND FINAL PLAN OF DEVELOPMENT
 FOR PARCEL 1 AND PARCEL 2
 5-4-00

EL DORADO CROSSING
FOURTH AMENDED GENERAL PLAN OF DEVELOPMENT
FOR EL DORADO CROSSING AND
FINAL PLAN OF DEVELOPMENT
FOR PARCEL 1 AND PARCEL 2
TEMPE, ARIZONA



SCREEN WALL ELEVATION
1/8" = 1'-0"

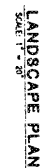
NORTH ELEVATION
1/8" = 1'-0"

PARCEL "2"
EXTERIOR ELEVATIONS

NOT 17 2008
SEP 2008 74
EL DORADO CROSSING
FOURTH AMENDED GENERAL PLAN
AND FINAL PLAN OF DEVELOPMENT
FOR PARCEL 1 AND PARCEL 2

KEY NOTES	
1	PAVED WITH CURB
2	PAVED CURB
3	ASPH. CONC. DRIVE
4	PAVED CONC.
5	CONC.
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98	CONC. DRIVE
99	CONC. DRIVE
100	CONC. DRIVE

ADG Andrews Design Group Inc.



PARCEL '2'
LANDSCAPE PLAN

OCT 17 2000
SEF. 2000.74

**E. DONALD CROSSING
FOURTH AMENDED GENERAL
AND FINAL PLAN OF DEVELOPMENT
FOR PARCELS 1 AND PARCELS 2**

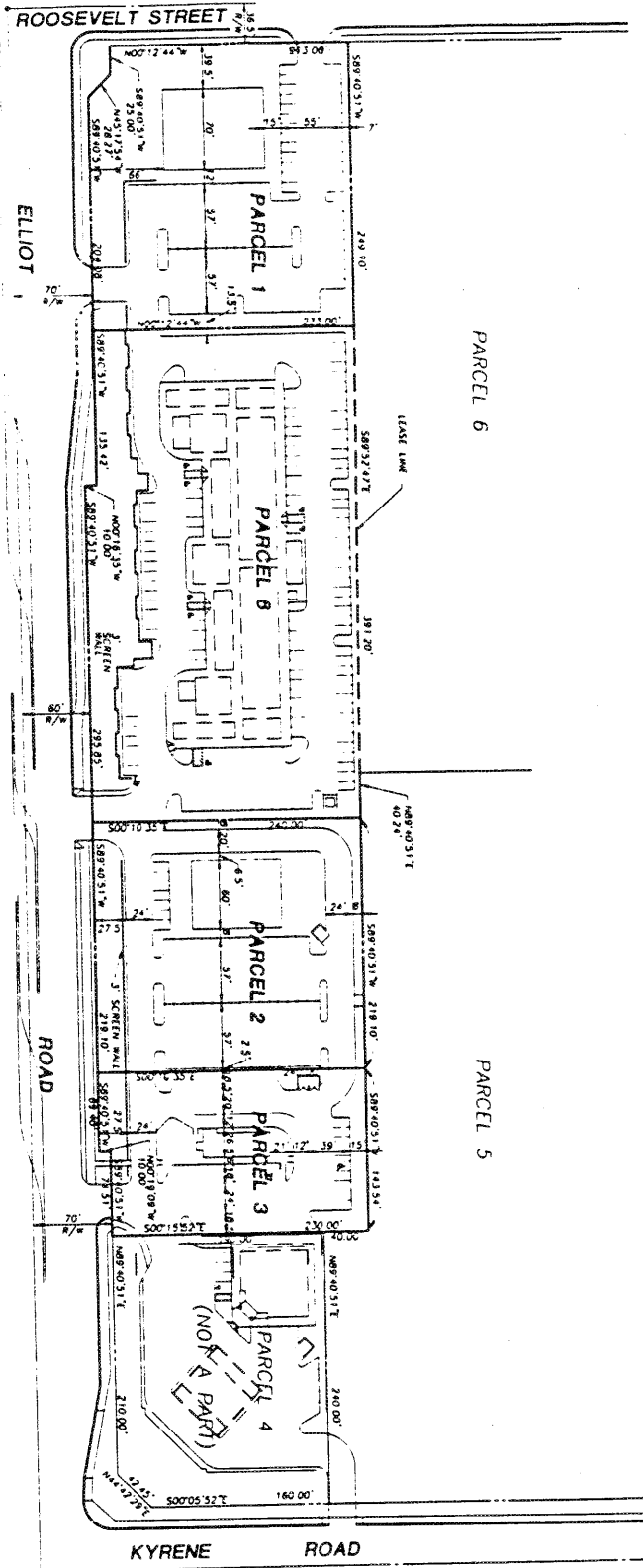
EL DORADO CROSSING

THIRD AMENDED GENERAL PLAN OF DEVELOPMENT

FOR EL DORADO CROSSING

TEMPE, ARIZONA

506 PAGE 47
OFFICIAL RECORDS OF
MARICOPA COUNTY, ARIZONA
FILED FOR RECORD
99-0646881
07/08/99 08:11



EL DORADO CROSSING

THIRD AMENDED

GENERAL PLAN OF DEVELOPMENT

JMA

JMA ENGINEERING CORPORATION

1401 E. Broadway Avenue, Suite 200
Tempe, Arizona 85281

Phone: 480.248.0106
Fax: 480.248.0115

CD	OF	A
100	0	1
100	1/79	100
100	100	100

Andrews Design Group, Inc.
Architects and Planners

October 17, 2000

City of Tempe
31 E. Fifth Street
Tempe, Arizona 85280

Re: ADG Job No. A1400, A3600
Kyrene and Elliot and Roosevelt and Elliot
Re: Amendment to General Plan – Project Narrative

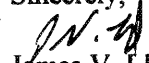
Attn: Members of the Planning Commission

This project shall include proposed changes to the General Plan of Development for Lot numbers 1 and 2 of the El Dorado Crossing center located in Tempe, Arizona. The proposed changes shall include new site layouts that will contain retail centers with sufficient parking to accommodate some restaurant use in each. The buildings for both sites have been designed to compliment one another with similar architectural features. The buildings shall consist of 4" high integral colored cmu with accents of E.I.F.S. and punched metal canopies. There should be no need for use permits for these sites with the types of businesses proposed.

We will be requesting a variance for a 40'-0" sideyard requirement along the east side of Lot 2. This is due to the size of the lot. Per the zoning requirements, this lot should be 250'-0" wide, but the lot is only +/-219' wide. We have shown a sideyard of 5'-0" along this property. Had the lot been provided to the full width required for this zoning, we would have +/- 36' of sideyard, which would only be +/- 4' short of the required 40'-0" sideyard. It should also be noted that this variance would take place along an interior property line for the center and there are no other buildings located near the property line on the adjacent site. We do not feel that this variance would be detrimental to the El Dorado Crossing area or to any of the neighboring properties. This is the only variance request that is anticipated at this time.

If you have any questions about this project, please feel free to call me at (480) 894-3344. Thank you.

Sincerely,



James V. Lloyd

Project Manager

Andrews Design Group, Inc.

cc: file

OCT 17 2000